

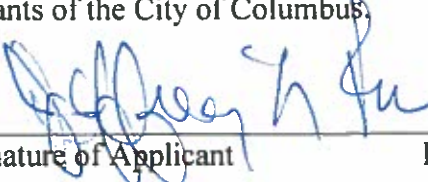
Statement of Hardship

The applicant is requesting a reduction in the perimeter yard for the trash compactor and its enclosure, parking and maneuvering as well as an increase in fence height and garage height. The existing development is a single family subdivision. The property is being annexed into the City of Columbus. The City places annexed ground in the R- Rural District if a rezoning application is not approved. The existing lots do not meet the requirements of the R-Rural District. The council variance would make the existing single family houses legal even though the property is zoned Apartment Residential and the lots have no frontage on a public street. The council variance will allow single family dwelling units with no public street frontage to be a permitted use.

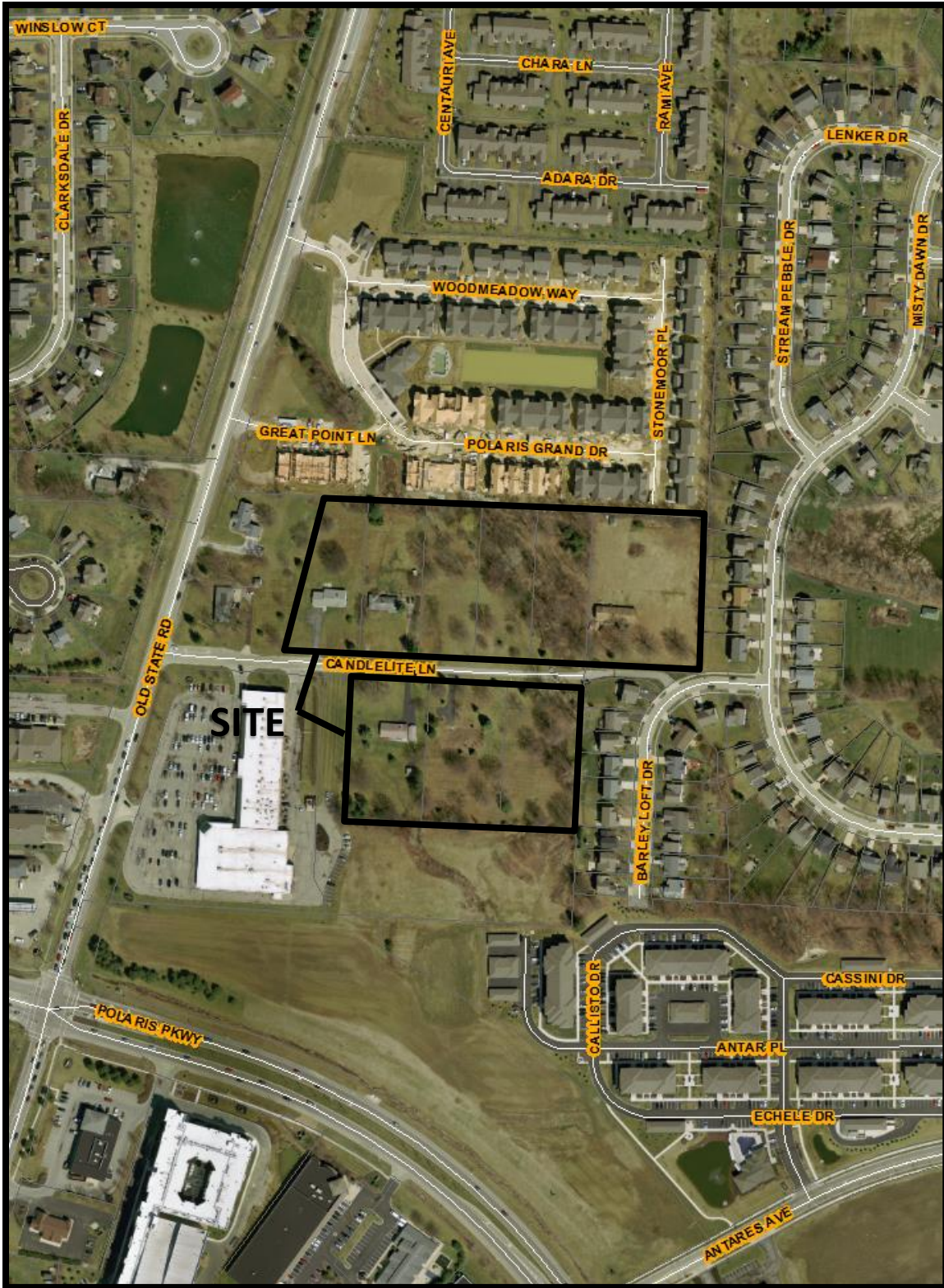
The applicant has laid out the site to maximize the separation of its buildings from the single family houses to the east and to maintain the stream protection zone and wooded area on the site. In addition the shape of the property creates areas where the required perimeter yard cannot be met for the trash compactor and its enclosure, parking and maneuvering. The granting of these variances will not seriously affect any adjoining property or the general welfare and provides a better separation between the proposed development and the existing single family houses while maintaining the stream protection zone and wooded areas on the site.

In negotiations with the single family neighbors to the east, the neighbors requested a fence along the east property line. By increasing the fence to 8 feet, a better buffer will be provided to the neighbors. The design of the garages exceed 15 feet in height. The increase in height will create a better design for the garages. The granting of these variances will increase the buffer for the neighbors and provide a better design for the garages. These variances will not seriously affect any adjoining property or the general welfare.

The granting of these variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.


Signature of Applicant

1/9/18
Date



CV17-064
8835 South Old State Road
Approximately 10.45 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV17-064

Address: 8835 S. Old State Rd

Group Name: Far North Columbus Communities Coalition

Meeting Date: 11/7/17

- Specify Case Type:
BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

- Recommendation:
Approval
Disapproval

NOTES:

Vote: 11-2

Signature of Authorized Representative: James Palmisano

SIGNATURE
FNCCC President
RECOMMENDING GROUP TITLE

614 / 832 9083
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV17-064

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows. Row 1: 1. Arlington Properties, 2117 Second Avenue North, Birmingham, AL 35203, 205-397-6831, William Morris; 2. see attached list. Row 2: 3. no Columbus based employees; 4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Handwritten Signature]

Sworn to before me and signed in my presence this 29th day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC [Handwritten Signature]

My Commission Expires 9/4/2020 Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Norma Jean Lunzar
Attn: Mark A Myer
18035 SE Main Street
Portland, OR 97233
318-341-03-002-000

Connie Harmon
1550 Candlelite Lane
Lewis Center, OH 43035
318-341-03-003-000

Paul M Jr & Cathy L Canter
1651 Candlelite Lane
Lewis Center, OH 43035
318-432-01-006-000

Ostap Szwabinsky
Larry Barnett
David Marhover
229 Brisbane Avenue
Westerville, OH 43081
318-341-01-006-000

John & Angela Harris
1543 Candlelite Lane
Lewis Center, OH 43035
318-341-01-005-000

James W Rosenberry
465 Trace Drive
Delaware, OH 43015
318-341-01-004-000

arlington-candlelight.lst (nct)
6/23/17 S:Docs